

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**

'JUL 07 2010

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 177, Item 245.  
Last assessed to: Elizabeth A. Wikle.

**RECOMMENDED MOTION:** That the Board of Supervisors:

- 1) Approve the claim from David S. Halper, assignee for Elizabeth Wikle AKA Elizabeth A. Wikle, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 635212009-4;
- 2) Authorize and direct the Auditor-Controller to issue a warrant to David S. Halper, assignee for Elizabeth Wikle AKA Elizabeth A. Wikle in the amount of \$28,337.51, no sooner than ninety days from the date of this order, unless pursuant to the California Revenue and Taxation Code Section 4675, an appeal has been filed in Superior Court.

**BACKGROUND:** (Continued on page two)


  
\_\_\_\_\_  
Don Kent, Treasurer-Tax Collector

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$28,337.51	In Current Year Budget:	NO
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010-11

<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
\_\_\_\_\_  
Christopher M. Hans

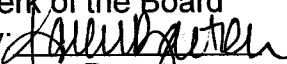
**County Executive Office Signature**

Consent  
 Policy  
 Consent  
 Policy

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Buster, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** September 14, 2010  
**xc:** Treasurer, Auditor

Kecia Harper-Ihem  
 Clerk of the Board  
 By:   
 Deputy

Dept Recomm.:  
 Per Exec. Ofc.:

**Prev. Agenda Ref:** **ATTACHMENTS FILED** | **District: 3** | **Agenda Number:**  
 WITH THE CLERK OF THE BOARD

**9.60**

FORM APPROVED COUNTY COUNSEL  
 BY:  DALE A. GARDNER  
 DATE: 7/17/10  
 Departmental Concurrence

BOARD OF SUPERVISORS

Form 11:

Page 2

**BACKGROUND:** (Continued)

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the March 12, 2007 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 3, 2007. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 4, 2007, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

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The Treasurer-Tax Collector has received one claim for excess proceeds:

- 1) Claim from David S. Halper, assignee for Elizabeth Wikle AKA Elizabeth A. Wikle based on an Assignment of Rights to Claim Excess Proceeds from Sale of Tax Defaulted Property dated April 25, 2008 and an Interspousal Transfer Deed recorded August 2, 2000 as Instrument No. 2000-297602.

Pursuant to Section 4675 (a) & (b) of the California Revenue and Taxation Code, it is the recommendation of this office that David S. Halper, assignee for Elizabeth Wikle AKA Elizabeth A. Wikle be awarded excess proceeds in the amount of \$28,337.51. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY  
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Paul McDonnell, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC177 Item 245 Assessment No.: 635-212-009-4

Assessee: Elizabeth A. Wikle

Situs:

Date Sold: March 12th, 2007

Date Deed to Purchaser Recorded: May 3, 2007

Final Date to Submit Claim: May 3, 2008

RECEIVED  
2008 MAY -2 AM 11:09  
RIVERSIDE COUNTY  
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ \_\_\_\_\_ from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 00-297602; recorded on 08/02/2000. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

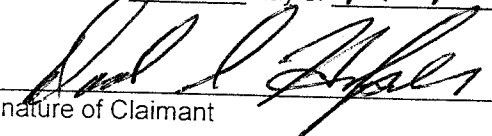
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM SALE OF TAX-DEFAULTED PROPERTY, AND INTERSPOUSAL TRANSFER DEED (Document # 00-297602)

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tentants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 15<sup>th</sup> day of MAY, 2008 at RIVERSIDE, CALIFORNIA  
County, State

  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

David S. Halper dba Timezone  
Print Name

\_\_\_\_\_  
Print Name

904 Silver Spur Rd. #363  
Street Address

\_\_\_\_\_  
Street Address

Rolling Hills Estates, CA 90274  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

(310) 265-0220  
Phone Number

\_\_\_\_\_  
Phone Number

TO: OFFICE OF COUNTY TREASURER AND TAX COLLECTOR

ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM SALE OF TAX-DEFAULTED PROPERTY

For valuable consideration, the undersigned Assignor(s) **Elizabeth Wikle** hereby assign to Assignee(s) **David S. Halper**, all rights, title and interest to collect 100% of the excess proceeds for which I am entitled to claim for property which was sold at the Riverside County, California, public auction of tax-defaulted property, held on March 12<sup>th</sup>, 2007, and described as Assessor's Parcel Number; **635-212-009-4**.

**DECLARATION**

As the Assignor, I understand the amount of the excess proceeds eligible for distribution is **\$28,684.01** and as a party of interest I am entitled to **\$28,684.01**. I have been advised of my right to file a claim for excess proceeds on my own behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 25<sup>th</sup> Day of April, 2007, at Salt Spring Island, British Columbia, Canada

x Elizabeth Wikle  
Elizabeth Wikle

**NOTARY ACKNOWLEDGEMENT**

State of Province of British Columbia, Canada  
County of Capitol Regional District

On April 25, 2008 before me, Leah Sandhu, personally appeared \*\*\*\*\*Elizabeth Wikle\*\*\*\*\*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature LS (Seal)

**LEAH SANDHU**  
Barrister & Solicitor  
#1 - 105 Rainbow Road  
Salt Spring Island, BC  
V8K 2V5

*Barrister & Solicitor*

Recording Requested B

Mail Deed and Tax Statements To

C. Douglas Wikle

Name

5525 Oakdale Avenue, Suite 170

Address

Woodland Hills, CA 91364

City

State

Zip

DOC 2000-297602

08/02/2000 08:00A Fee:9.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NCCOR	SMF	MISC
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A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

10

TRQ:100

# INTERSPOUSAL TRANSFER DEED

## INDIVIDUAL GRANT DEED (Excluded from Reassessment Under Proposition 13)

The undersigned Grantor(s) declare(s)

Documentary Transfer tax is \$ 0

THERE IS NO CONSIDERATION FOR THIS TRANSFER

M  
TV

This is an INTERSPOUSAL TRANSFER under § 63 of the Revenue & Taxation Code.

- From joint tenancy to community property.
- From one spouse to both spouses
- From one spouse to the other spouse.
- From both spouses to one spouse.

Other \_\_\_\_\_

GRANTOR: C. DOUGLAS WIKLE, sole successor partner of JCR Management Co., a Partnership hereby GRANT(S) to ELIZABETH A. WIKLE

the following described real property in the unincorporated area county of Riverside, state of California: Lot 228, records of survey of Section 33, Township 6 South, Range 5 East, and the West 1/2 of the West 1/2 of fractional Section 3, and portion of the East 1/2 of the East 1/2, Section 9, Township 7 South, Range 5 East, San Bernardino Base and Meridian, as shown on Map on file, Book 31, pages 39 through 43, inclusive, records of survey, Riverside County, California.

Dated July 13, 2000

*C. Douglas Wikle*  
C. DOUGLAS WIKLE

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

} ss.

On this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

\_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name \_\_\_\_\_ subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same.

Signature of Notary

FOR NOTARY SEAL OR STAMP  
  
Assessor's Parcel No. 635-212-009-4

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

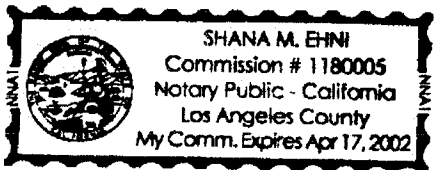
State of California

County of Los Angeles

On July 13, 2000 before me, Shana M. Ehni, Notary Public

personally appeared C. Douglas Wikle

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Shana M. Ehni  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Interspousal Transfer Deed

Document Date: July 13, 2000 Number of Pages: 1

Signer(s) Other Than Named Above: Ø

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: C. Douglas Wikle

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

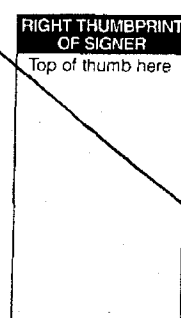
Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_



**STATE OF CALIFORNIA**  
**CERTIFICATION OF VITAL RECORD**

COUNTY OF LOS ANGELES • REGISTRAR-RECORDER/COUNTY CLERK

**CERTIFICATE OF REGISTRY OF MARRIAGE** 13763  
(PERSONAL DATA, LICENSE TO MARRY, CERTIFICATION OF MARRIAGE)

STATE FILE NUMBER		LOCAL REGISTRAR'S NUMBER			
GROOM PERSONAL DATA	1a. NAME OF GROOM—FIRST NAME	1b. MIDDLE NAME	1c. LAST NAME	2. DATE OF BIRTH—MONTH DAY YEAR	
	3. AGE (LAST BIRTHDAY)	4. NUMBER OF THIS MARRIAGE	5a. DATE LAST MARRIAGE ENDED	5b. PREVIOUSLY MARRIED	6. BIRTHPLACE (STATE OR FOREIGN COUNTRY)
	7a. RESIDENCE OF GROOM—STREET ADDRESS	7b. CITY OR TOWN		7c. COUNTY (IF OUTSIDE CALIFORNIA ENTER STATE)	
	8a. PRESENT OR LAST OCCUPATION	8b. KIND OF INDUSTRY OR BUSINESS		9. HIGHEST SCHOOL GRADE COMPLETED	
	10a. NAME OF FATHER OF GROOM	10b. BIRTHPLACE OF FATHER	11a. MAIDEN NAME OF MOTHER OF GROOM	11b. BIRTHPLACE OF MOTHER	
BRIDE PERSONAL DATA	12a. NAME OF BRIDE—FIRST NAME	12b. MIDDLE NAME	12c. LAST NAME	3. DATE OF BIRTH—MONTH DAY YEAR	
	14. AGE (LAST BIRTHDAY)	15. NUMBER OF THIS MARRIAGE	16a. DATE LAST MARRIAGE ENDED	16b. PREVIOUSLY MARRIED	17. BIRTHPLACE (STATE OR FOREIGN COUNTRY)
	18a. RESIDENCE OF BRIDE—STREET ADDRESS	18b. CITY OR TOWN		18c. COUNTY (IF OUTSIDE CALIFORNIA ENTER STATE)	
	19a. PRESENT OR LAST OCCUPATION	19b. KIND OF INDUSTRY OR BUSINESS		20. HIGHEST SCHOOL GRADE COMPLETED	21. BIRTH NAME OF BRIDE
	22a. NAME OF FATHER OF BRIDE	22b. BIRTHPLACE OF FATHER	23a. BIRTH NAME OF MOTHER OF BRIDE	23b. BIRTHPLACE OF MOTHER	
AFFIDAVIT OF BRIDE AND GROOM	WE, THE BRIDE AND GROOM NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF, STATE THAT THE FOREGOING INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR TO THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US, AND HEREBY APPLY FOR LICENSE TO MARRY.				
	24a. BRIDE'S SIGNATURE		24b. GROOM'S SIGNATURE		
LICENSE TO MARRY	AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF CALIFORNIA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF CALIFORNIA TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. REQUIRED CONSENTS FOR THE ISSUANCE OF THIS LICENSE ARE ON FILE.				
	25a. SUBSCRIBED AND SWORN TO BEFORE ME ON	25b. DATE LICENSE ISSUED	25c. LICENSE NUMBER	25d. COUNTY CLERK	
		25e. EXPIRATION DATE	25f. COUNTY OF ISSUE OF LICENSE	25g. DEPUTY	
WITNESSES	26a. SIGNATURE OF WITNESS	26b. ADDRESS OF WITNESS—STREET ADDRESS	26c. ADDRESS OF WITNESS—CITY OR TOWN AND STATE		
	27a. SIGNATURE OF WITNESS	27b. ADDRESS OF WITNESS—STREET ADDRESS	27c. ADDRESS OF WITNESS—CITY OR TOWN AND STATE		
	28. I HEREBY CERTIFY THAT THE ABOVE NAMED BRIDE AND GROOM WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF CALIFORNIA				
CERTIFICATION OF PERSON PERFORMING CEREMONY	ON	MONTH	DAY	YEAR	29a. SIGNATURE OF PERSON PERFORMING CEREMONY AND OFFICIAL TITLE
					29b. NAME OF PERSON PERFORMING CEREMONY
					29c. DESIGNATION (PASTOR, MINISTER, OR BISHOP)
LOCAL REGISTRAR OF MARRIAGES (COUNTY RECORDER)	30. DATE ACCEPTED FOR REGISTRATION		31. LOCAL REGISTRAR—SIGNATURE		



This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.

*Dean C Logan*  
DEAN C. LOGAN  
Acting Registrar-Recorder/County Clerk

MAY 22 2008



This copy not valid unless prepared on engraved border displaying the Seal and Signature of the Registrar-Recorder/County Clerk.







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May 1, 2008

Desiree Taylor  
County of Riverside  
Treasurer-Tax Collector  
Excess Proceeds Division  
P.O. Box 12005  
Riverside, CA 92502-2205

RECEIVED  
2008 MAY -2 AM 11:09  
RIVERSIDE COUNTY  
TREAS - TAX COLLECTOR

**RE: APN 635-212-009-4 / RIV TC177 / Item # 245**

Dear Desiree,

Please find attached the claim for Excess Proceeds for the above mentioned parcel. I am still waiting on the Assignment of Rights document in the mail and will forward on to your office as soon as it is received.

Besides the Assignment of Rights document, please let me know if you require any further documentation. Our office can be contacted at **1-310-265-0220**, and you can also reach us by email at [support@timezone.net](mailto:support@timezone.net).

Sincerely,

David Halper



Member  
The Southland



904 Silver Spur Rd. #363 • Rolling Hills Estates • CA 90274  
Toll Free: 1-866-846-3966 • Phone: 1-310-265-0220 • Facsimile: 1-310-265-0221  
[www.timezone.net](http://www.timezone.net)



May 5, 2008

Desiree Taylor  
County of Riverside  
Treasurer-Tax Collector  
Excess Proceeds Division  
P.O. Box 12005  
Riverside, CA 92502-2205

RECEIVED  
2008 MAY - 6 PM 4:49  
RIVERSIDE COUNTY  
TREAS - TAX COLLECTOR

**RE: APN 635-212-009-4 / RIV TC177 / Item # 245**

Dear Desiree,

In reference to the claim filed with your office on May 2nd, 2008 for the above mentioned property, filed on behalf of David S. Halper, I would like to supplement this claim with the attached;

- ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM SALE OF TAX-DEFAULTED PROPERTY.
- COPY OF PERMANENT RESIDENT CARD FOR ELIZABETH A. WIKLE
- COPY OF CERTIFICATE OF BIRTH FOR ELIZABETH ANN CUMMINGS
- COPY OF CANADIAN PASSPORT FOR ELIZABETH ANNE WIKLE

Please let me know if you require any further documentation. Our office can be contacted at **1-310-265-0220**, and you can also reach us by email at [support@timezone.net](mailto:support@timezone.net).

Sincerely,

David Halper



Member  
The Southland



904 Silver Spur Rd. #363 • Rolling Hills Estates • CA 90274  
Toll Free: 1-866-846-3966 • Phone: 1-310-265-0220 • Facsimile: 1-310-265-0221  
[www.timezone.net](http://www.timezone.net)



May 28, 2008

Desiree Taylor  
County of Riverside  
Treasurer-Tax Collector  
Excess Proceeds Division  
P.O. Box 12005  
Riverside, CA 92502-2205

RECEIVED  
2008 JUN -4 AM 10:35  
RIVERSIDE COUNTY  
TREAS - TAX COLLECTOR

**RE: APN 635-212-009-4 / RIV TC177 / Item # 245**

Dear Desiree,

In reference to the claim filed with your office on May 2<sup>nd</sup>, 2008 for the above mentioned property, filed on behalf of David S. Halper, I would like to supplement this claim with the attached;

- CERTIFICATE OF REGISTRY OF MARRIAGE FOR CHARLES DOUGLAS WIKLE AND ELIZABETH ANNE CUMMINGS.

Please let me know if you require any further documentation. Our office can be contacted at **1-310-265-0220**, and you can also reach us by email at [support@timezone.net](mailto:support@timezone.net).

Sincerely,

David Halper



Member  
The Southland



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